



MEMORANDUM

Planning Division – PZ Memo No. 16-089

DATE: NOVEMBER 16, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *JMN*

SUBJECT: DVR16-0016 DESERT JEWEL APARTMENTS PHASE III

Request: Rezoning from Planned Area Development (PAD) for Commercial and Self-Storage Mini-Warehouse to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) for site layout and building design for a multi-family residential development

Location: West of the southwest corner of Arizona Avenue and Elliot Road

Applicant: Cornel Olari; OC DesignStudio, LLC

Project info: Approximately 3.78 acres, multi-family residential, 72 units

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located west of the southwest corner of Arizona Avenue and Elliot Road. The property is bounded on the north by Elliot Road, light industrial and commercial development; on the east by a Circle K and car wash development; the Sonoma Village townhouses on the west; and Desert Jewel Apartments to the south.

The subject 3.78-acre vacant site was rezoned in 2012, as part of the 6.6-acre Arizona-Elliot Commerce Park commercial development. The development was rezoned from Agricultural District (AG-1) to PAD for uses permitted by right in the Community Commercial (C-2) zoning district, a self-storage mini-warehouse, and a gas station use. The Preliminary Development Plan (PDP) included a self-storage mini-warehouse and two freestanding pads on the subject site, and a gas station with convenience store and car wash at the intersection corner.

The request is to rezone the property from Planned Area Development (PAD) for Commercial and Self-Storage Mini-Warehouse to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) for site layout and building design for a multi-family residential development. The proposed multi-family residential development is an extension of the existing Desert Jewel Apartments to the south. The proposal adds 72 residential units to the apartment complex. The development includes four buildings in which two are two-story and two are three-story in height. The buildings have a mix of one-, two-, and three-bedroom units.

Buildings are centralized with vehicular access and parking around the perimeter. Two buildings are within a landscape setting along Elliot Road and open space/amenity areas are sited in between facing buildings. In addition to covered parking, the development includes a storage unit building on the east side which can be leased by tenants for additional covered vehicle parking or storage of goods. Site access is from the existing main entrance/exit off of Arizona Avenue, a new full movement driveway access of Elliot Road, and a new right-out/right-in only off of Elliot Road. Appropriate parking spaces are provided for the development. There is no signage proposed with this request; any future signage would need to be designed to Sign Code requirements.

The building architecture matches the existing development with four-sided architectural design, varied rooflines and wall planes, varied window styles and sizes, stucco, stone accent, and metal patio railings. The paint colors and materials replicate the existing buildings. Parking space canopies will match those in the existing apartment complex.

GENERAL PLAN CONFORMANCE

The General Plan designates the property as Neighborhoods and within the North Arizona Avenue Growth Area which focuses on redevelopment in this area. The proposed development is within a mixed use area developed with commercial, light industrial, single-family residential, and multi-family residential. The expansion of an existing apartment development provides additional density to support the area's redevelopment.

DISCUSSION

Planning Staff finds the proposed expansion of the existing multi-family residential apartment development to be compatible with surrounding mix of uses including multi-family residential and commercial. The proposed development completes the Arizona-Elliot Commerce Center development plan on the southwest corner of Arizona Avenue and Elliot Road.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 10, 2016. Three people attended with one resident from the adjacent Sonoma Village townhouses. The resident expressed concerns about traffic on Elliot Road stating that many people make left turn exits from Circle K to Elliot Road and fear a car accident occurring. Additional comments related to making sure drainage runoff does not go to the townhouse development, that their perimeter block fence will not be damaged during construction, and that there is proper dust control during construction.

November 16, 2016

- Planning Staff received one phone call from a resident of Sonoma Village expressing the same concerns as the resident who attended the meeting. The resident asked that this development not have left turn movements onto Elliot Road. It was explained that the development has a driveway at a full movement median break in which left turn movements can occur. The resident conveyed three-story apartment buildings means more traffic in the area which already has a lot of traffic.
- As of the writing of this memo, Planning Staff is not aware of any opposition.

RECOMMENDED ACTIONS

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0016 DESERT JEWEL APARTMENTS PHASE III, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "DESERT JEWEL APARTMENTS PHASE III" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0016, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0016 DESERT JEWEL APARTMENTS PHASE III, subject to the following conditions:

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2. The site shall be maintained in a clean and orderly manner.
3. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

PROPOSED MOTIONS

Rezoning

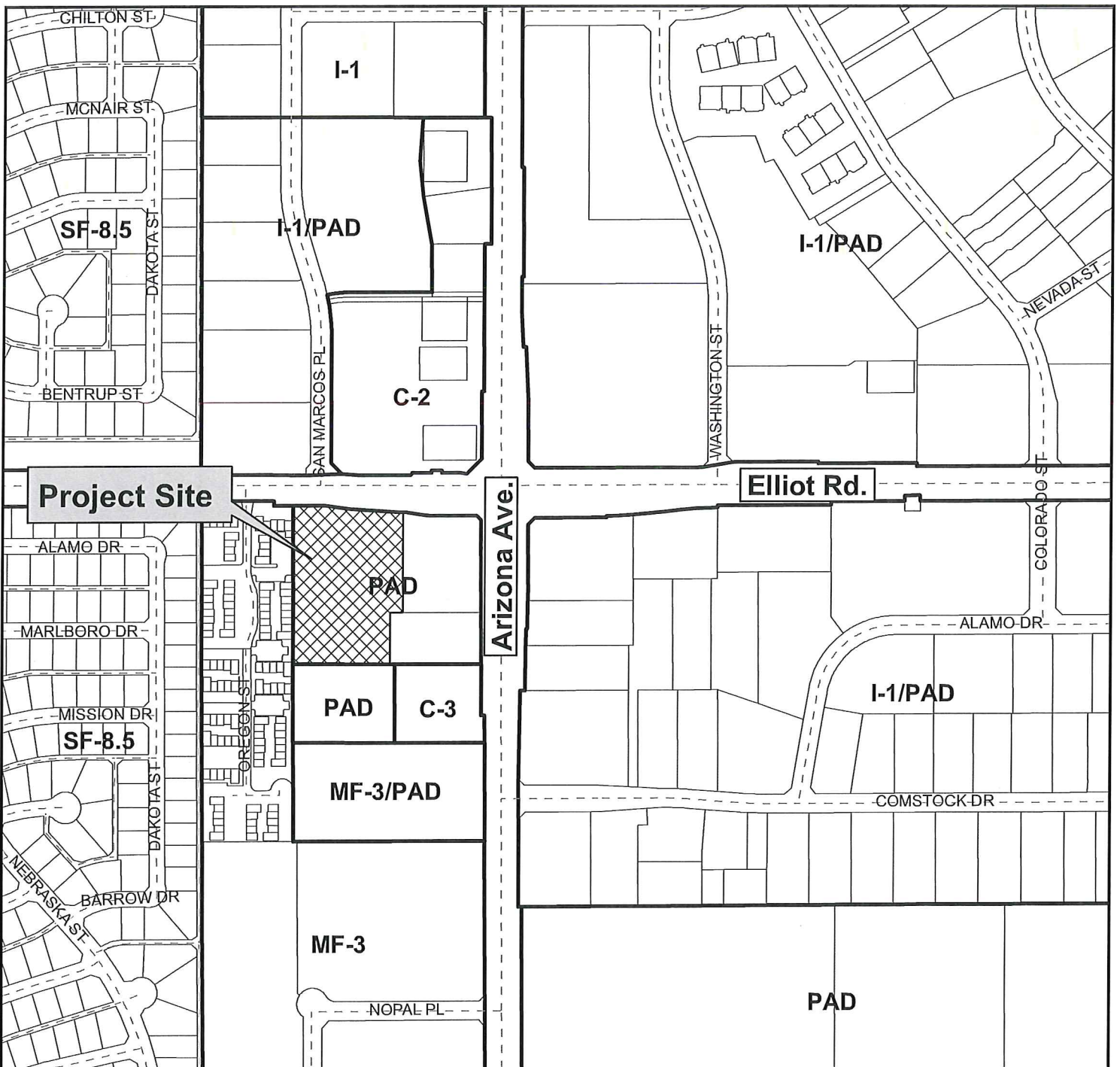
Motion Planning Commission to recommend approval of rezoning request DVR16-0016 DESERT JEWEL APARTMENTS PHASE III from PAD (Commercial and Self-Storage Mini-Warehouse) to PAD (Multi-Family Residential) for a multi-family residential development, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

Motion Planning Commission to recommend approval of Preliminary Development Plan request DVR16-0016 DESERT JEWEL APARTMENTS PHASE III for a multi-family residential development, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Arizona-Elliott Commerce Center Plan (DVR11-0017)
6. Development Booklet, Exhibit A



Arizona Ave.

Vicinity Map



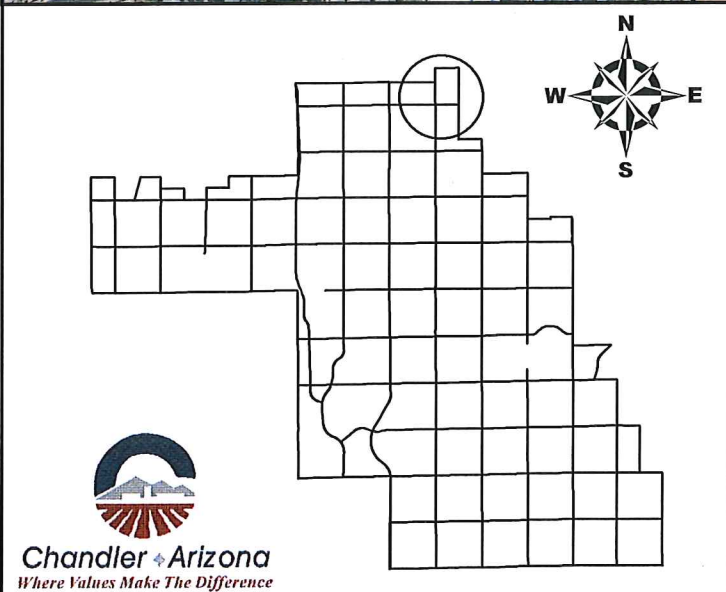
DVR16-0016

Jewel Apartments Phase III



Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/6/2016



Vicinity Map



DVR16-0016

Jewel Apartments Phase III



Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/6/2016

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT JEWEL APARTMENTS - PHASE III
72 LUXURY TWO STORY APARTMENTS
ELLIOT ROAD AND ARIZONA AVE.
CHANDLER, ARIZONA

PROJECT NO.	1515
DATE	11/08/16
DRAWN BY	CO
DESIGNED BY	CO
APPROVED BY	DATE
NO.	REVISIONS

SHEET TITLE
ARCHITECTURAL
SITE PLAN
CODE DATA
SHEET NO.

PROJECT DATA

ADDRESS: 2801 N. ARIZONA AVENUE
CHANDLER, ARIZONA
85226-1000
1000 N. SOUTHERN AVE.
CHANDLER, ARIZONA
85226-1000
ARCHITECT: GEORGE H. BAKER ARCHITECTS, L.L.P.
1000 N. SOUTHERN AVE.
CHANDLER, ARIZONA
85226-1000
PARCEL NO.: 302-54-004

BUILDING CODE: INTERNATIONAL BUILDING CODE 2015
PROPOSED USE: LUXURY APARTMENT BUILDING
ZONING: R2 (MULTIFAMILY RESIDENTIAL)
SITE: 14022.51 ACRES (16.34 ACRES GRASSY 0.37 ACRES)

72 UNIT / 3.78 ACRES = 19.04 UNITS/ACRE
72 UNIT/ACRE
25 UNITS PER BUILDING TYPICAL - 25,000 SQ. FT.
25 UNITS PER BUILDING TYPICAL - 25,000 SQ. FT.
14 UNITS PER BUILDING TYPICAL - 25,000 SQ. FT.
14 UNITS PER BUILDING TYPICAL - 25,000 SQ. FT.
15 UNITS
TOTAL BLDG SQ. FT. PROJECT = 1,812,510 SQ. FT.

DRIVEWAY/PARKING AREA
LANDSCAPE AREA

PARKING REQUIRED: 1 BEDRM = 1.5 SPACES
2 BEDRM = 2.0 SPACES
3 BEDRM = 2.5 SPACES
GUEST = 1 PER 4 UNITS, COVERED = 1 PER UNIT

ACCESSIBLE PARKING: 1 PER 50 UNITS
APARTMENTS: 72 UNITS
PROPOSED PARKING SPACES: 144

UNIT AREA (SQ. FT.)	NO.	TOTAL
1 BR	1	1
2 BR	2	2
3 BR	3	3
4 BR	4	4
5 BR	5	5
6 BR	6	6
7 BR	7	7
8 BR	8	8
9 BR	9	9
10 BR	10	10
11 BR	11	11
12 BR	12	12
13 BR	13	13
14 BR	14	14
15 BR	15	15
16 BR	16	16
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64 BR	64	64
65 BR	65	65
66 BR	66	66
67 BR	67	67
68 BR	68	68
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70 BR	70	70
71 BR	71	71
72 BR	72	72

72 UNIT PROJECT = 144 REQUIRED
TOTAL COVERED PARKING SPACES PROVIDED
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UNIT AREA (SQ. FT.)	NO.	TOTAL
1 BR	1	1
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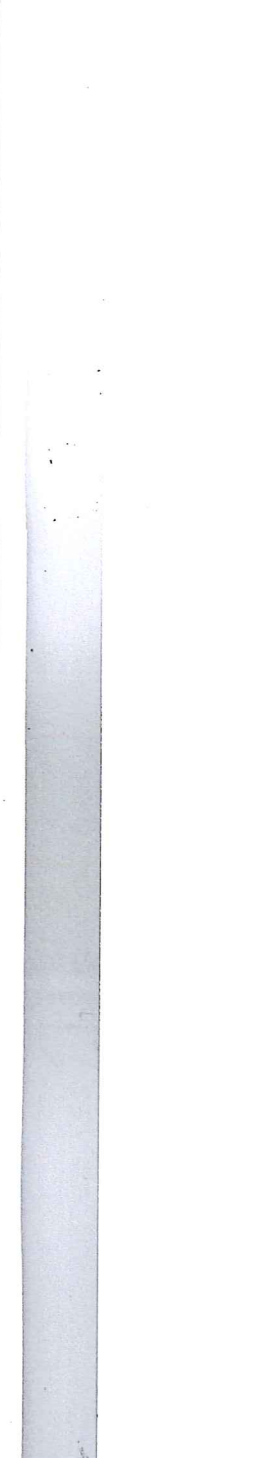
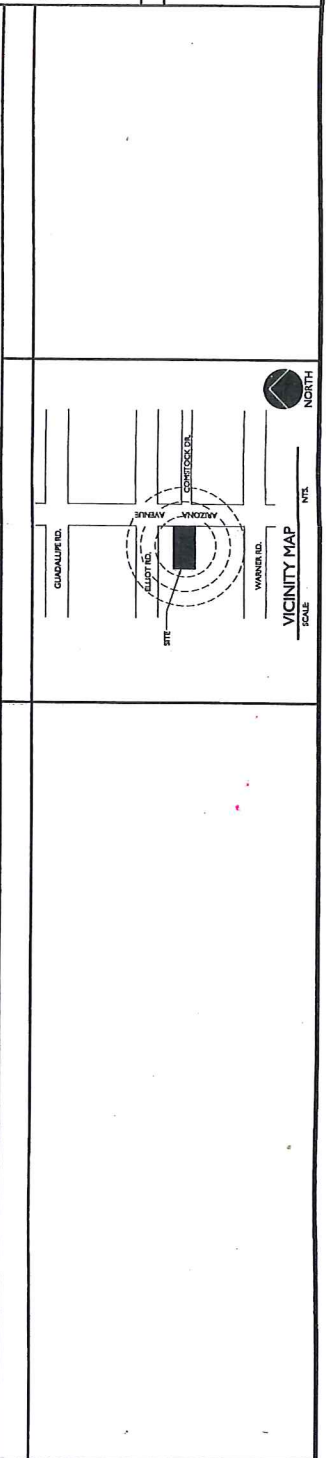
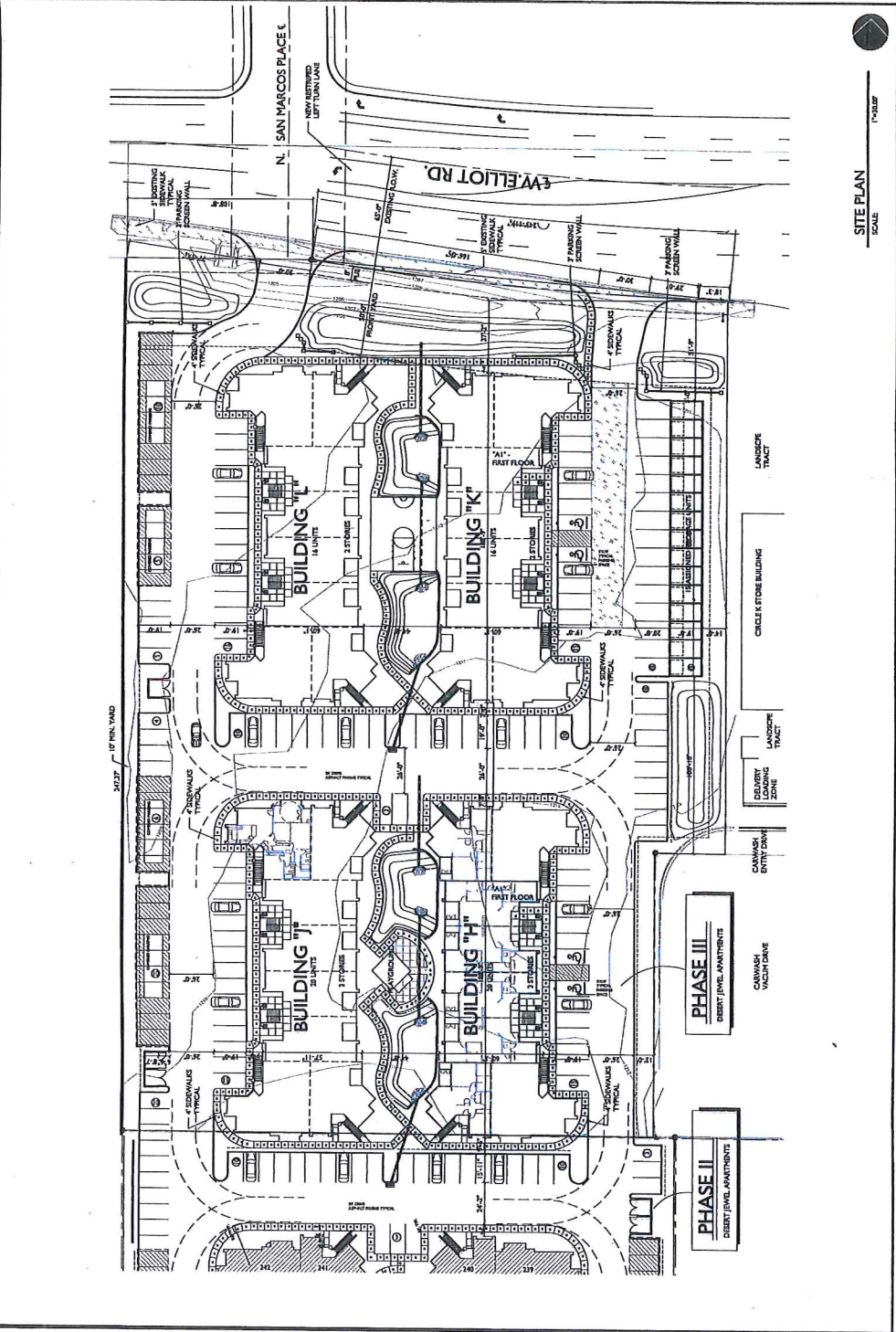
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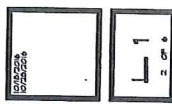




RALEIGH GEORGE HALL
architecture / planning / landscape
4130 N. 33RD AVENUE, PHOENIX, ARIZONA
OFFICE 602.696.2175

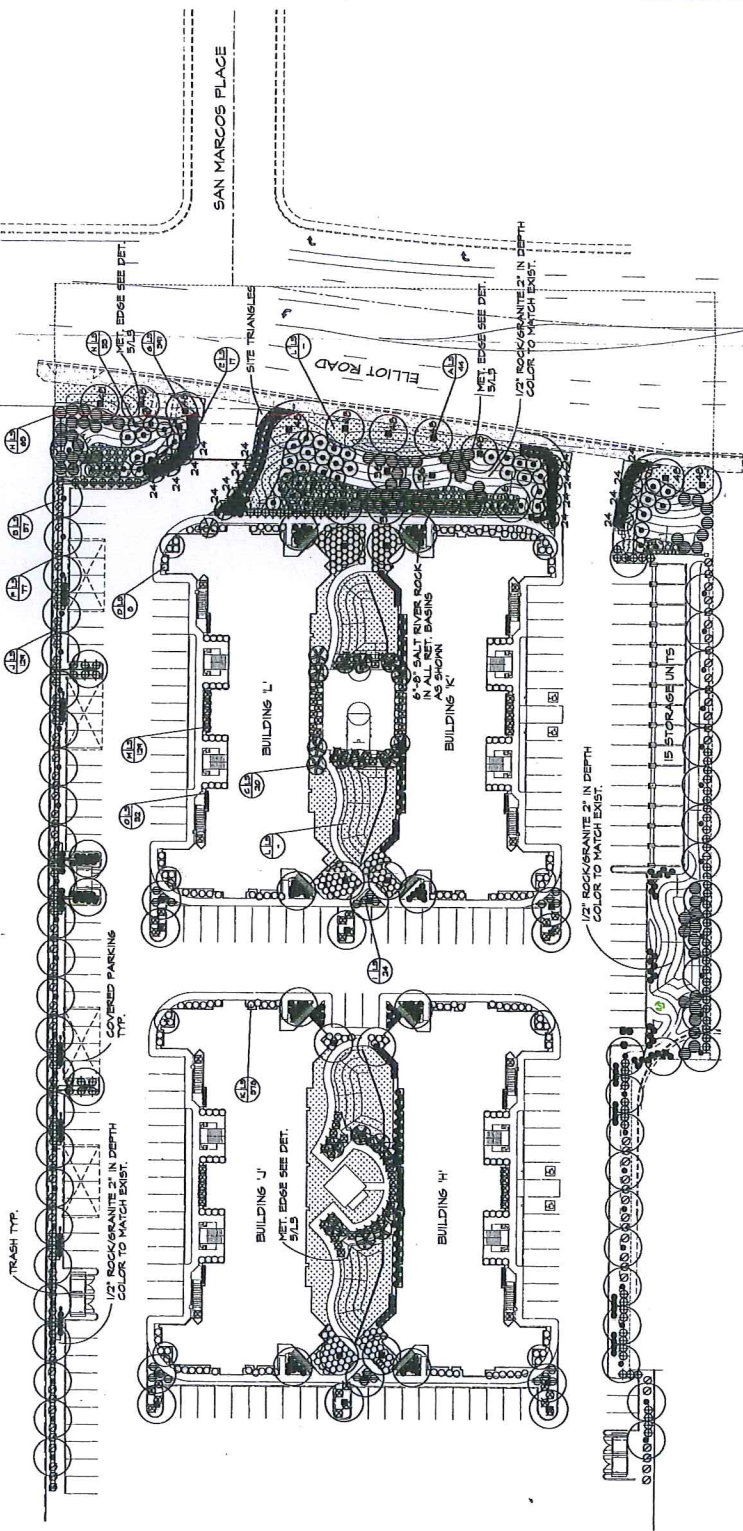


NEW LANDSCAPE FOR
DESERT JEWEL APARTMENTS
2800 NORTH ARIZONA AVE
CHANDLER, ARIZONA 85226



PLANT LEGEND

- | | | | | | |
|---|---|---------------------------------|---|---|---------------------------------|
| A | ● | 12" SALT PINE (12' x 12' x 12') | F | ○ | CASIA STURTI |
| B | ● | 12" SALT PINE (12' x 12' x 12') | G | ● | 12" SALT PINE (12' x 12' x 12') |
| C | ● | 12" SALT PINE (12' x 12' x 12') | H | ● | 12" SALT PINE (12' x 12' x 12') |
| D | ● | 12" SALT PINE (12' x 12' x 12') | I | ● | 12" SALT PINE (12' x 12' x 12') |
| E | ● | 12" SALT PINE (12' x 12' x 12') | J | ● | 12" SALT PINE (12' x 12' x 12') |
| | ● | 12" SALT PINE (12' x 12' x 12') | K | ● | 12" SALT PINE (12' x 12' x 12') |
| | ● | 12" SALT PINE (12' x 12' x 12') | L | ● | 12" SALT PINE (12' x 12' x 12') |
| | ● | 12" SALT PINE (12' x 12' x 12') | M | ● | 12" SALT PINE (12' x 12' x 12') |
| | ● | 12" SALT PINE (12' x 12' x 12') | N | ● | 12" SALT PINE (12' x 12' x 12') |
| | ● | 12" SALT PINE (12' x 12' x 12') | O | ● | 12" SALT PINE (12' x 12' x 12') |
1. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 8' ALL SHRUBS OVER 24".
2. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. THE CITY, ANY PLANT MATERIALS WHICH ARE NOT GUARANTEED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
3. TREES, SHRUBS, VINES, BUSHES, AND TURF THAT HAVE TO BE REPLACED AND GUARANTEED SHALL BE REPLACED AND GUARANTEED FOR AN INSTANTANEOUS PERIOD OF 90 DAYS FROM THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE GUARANTEED TO MAINTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
5. TREES SHALL BE 20'-0" O.C. AND 12'-0" IN HEIGHT UPON PLANTING.



LANDSCAPE PLAN
SCALE 1"=30'-0"

REAR ELEVATION

